

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR SPECIAL COUNCIL MEETING  
OF

THURSDAY, FEBRUARY 4, 1988

AT 2:00 P.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL

To Council Members Wolfsheimer, Roberts, McColl, Pratt,  
Struiksma, Henderson, McCarty, and Filner, members of the City  
Council of the City of San Diego, California:

A SPECIAL MEETING of the City Council is hereby called to be held  
in the Council Chambers, 12th floor City Administration Building,  
202 C St., San Diego, California, on Thursday, February 4, 1988  
at the hour of 2:00 P.M.

Said meeting will be held for the purpose of hearing IDO Variance  
Requests.

Dated February 1, 1988 MAUREEN O'CONNOR, MAYOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 2:21 p.m.

Mayor O'Connor adjourned the meeting at 4:38 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-present
- (3) Council Member McColl-present
- (4) Council Member Pratt-present
- (5) Council Member Struiksma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present
- Clerk-Abdelnour (tm)

FILE LOCATION: MINUTES

Feb-4-1988

ITEM-1: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-present
- (3) Council Member McColl-present
- (4) Council Member Pratt-present
- (5) Council Member Struiksma-present

- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present

ITEM-601:

Matters of the following appeals:

- a) A request for a non-accelerated variance and an appeal of GTL, Inc. by Peterson, Thelan and Price, Attorneys, from the decision of the Interim Development Ordinance (IDO) Administrator in denying an allotment application to construct a 139 unit project (La Jolla Alta). The subject property is located at the southeast corner of Fanuel Street and Calle Vaquero and is described as La Jolla Alta Unit 13, Map-11334. The R-1-10 (HR) zoned site is within the La Jolla Community Plan area.  
(Case-87-2221) (Non-accelerated) (District-1.)
- b) An appeal of Kruger Development Company by Janay Kruger, from the decision of the Interim Development Ordinance (IDO) Administrator in denying an allotment application to construct a 30 unit project. The subject property is located at the intersection of Palomar Avenue and Dowlings Drive and is described as a portion of Pueblo Lot 1258 of the Pueblo Lands of San Diego, Miscellaneous Map-36. The R-1-8000 zoned site is within the La Jolla Community Plan area.  
(Case-87-3010) (District-1.)
- c) An appeal of AVCO Community Developers by Latham & Watkins, Attorneys, from the decision of the Interim Development Ordinance (IDO) Administrator in denying an allotment application to construct a 192 unit project (Ridgegate La Jolla). The subject property is located at the intersection of Soledad Mountain Road and Ridgegate Row and is described as Ridgegate La Jolla, Map-9632 and Parcel Map PM-11408. The R-1-20000 (HR) zoned site is within the La Jolla Community Plan area.  
(Case-87-2282) (District-1.)
- d) An appeal of La Jolla International Limited by McDonald, Hecht & Solberg, Attorneys, from the decision of the Interim Development Ordinance (IDO) Administrator in denying an allotment application to construct a 354 unit project (La Jolla International Gardens). The subject property is located at the southeast corner of Nobel Drive and Lebon Drive and is described as Assessor Parcel Nos. 345-120-22 and 23. The R-600 zoned site is within the University Community Plan area.

(Case-87-2087) (District-1.)

19880204

Subitem-A: (R-88- ) CONTINUED TO FEBRUARY 18, 1988  
AT 7:00 P.M.

Adoption of a Resolution granting or denying the appeal  
and the allotment application for Case-87-2221 with  
appropriate findings to support Council action.

Subitem-B: (R-88- ) CONTINUED TO FEBRUARY 18, 1988  
AT 7:00 P.M.

Adoption of a Resolution granting or denying the appeal  
and allotment application for Case-87-3010 with  
appropriate findings to support Council action.

Subitem-C: (R-88- ) CONTINUED TO FEBRUARY 18, 1988  
AT 7:00 P.M.

Adoption of a Resolution granting or denying the appeal  
and the allotment application for Case-87-2282 with  
appropriate findings to support Council action.

Subitem-D: (R-88-2298) ADOPTED AS RESOLUTION R-270281  
DENYING THE VARIANCE

Adoption of a Resolution granting or denying the appeal  
and allotment application for Case-87-2087 with  
appropriate findings to support Council action.

FILE LOCATION:

Subitem-A - ZONE IDO Variance Case-87-2221

Subitem-B - ZONE IDO Variance Case-87-3010

Subitem-C - ZONE IDO Variance Case-87-2282

Subitem-D - ZONE IDO Variance Case-87-2087

COUNCIL ACTION: (Tape location: Subitems-AB&C A020-169  
Subitem-D A485-B385.)

Hearing began at 2:57 p.m. and halted at 3:32 p.m.

Testimony in favor of Subitem-D by Paul Robinson.

MOTION BY WOLFSHEIMER TO CONTINUE ITEM-601, SUBITEMS-A, B AND  
C AND ITEM-602, SUBITEMS A AND B TO FEBRUARY 18, 1988 TO BE  
HEARD ALONG WITH THE OTHER LA JOLLA IDO VARIANCES AT THE

SPECIAL MEETING IN LA JOLLA. Second by Filner. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor O'Connor-yea.  
MOTION BY WOLFSHEIMER TO DENY THE VARIANCE FOR SUBITEM-D. Second by Filner. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-nay, Struiksma-yea, Henderson-nay, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

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ITEM-602: CONTINUED TO FEBRUARY 18, 1988 AT 7:00 P.M.

#### LA JOLLA COMMUNITY

Matters of the following variance requests from the Interim Development Ordinance (IDO):

- a) A variance request from the Interim Development Ordinance (IDO) to construct a 1 unit project (includes proposed units and existing units). The subject property is located at 7411 Hillside Drive and is described as all that portion of Lot B, of the resubdivision of La Jolla Hills No.2 as shown in Amended Map-2087. The R1-5000 zoned site is within the La Jolla Community Plan area. (Case-87-3028 (Accelerated) (District-1.)
- b) A variance request from the Interim Development Ordinance (IDO) to construct a 6 unit project (includes proposed units and any existing units). The subject property is located on Fay Avenue and is described as Lots 8 and 9, Lone Pine, Map-2819. The R-3000 zoned site is within the La Jolla Community Plan area. (Case-87-4010 (Accelerated) (District-1.)

Subitem-A: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-3028 with appropriate findings to support Council action.

Subitem-B: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-4010 with appropriate findings to support Council action.

#### FILE LOCATION:

Subitem-A - ZONE IDO Variance Case-87-3028

Subitem-B - ZONE IDO Variance Case-87-4010

COUNCIL ACTION: (Tape location: A020-169.)

MOTION BY WOLFSHEIMER TO CONTINUE ITEM-601, SUBITEMS-A, B AND C AND ITEM-602, SUBITEMS A AND B TO FEBRUARY 18, 1988 TO BE HEARD ALONG WITH THE OTHER LA JOLLA IDO VARIANCES AT THE SPECIAL MEETING IN LA JOLLA. Second by Filner. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

ITEM-603: (R-88-2043) ADOPTED AS RESOLUTION R-270282  
DENYING THE VARIANCE

19880204

(Continued from the meeting of January 5, 1988, Item 337, at Mayor O'Connor's request, to be heard with other IDO Variance requests at the Special Meeting.)

RANCHO BERNARDO COMMUNITY

Matter of a variance request from the Interim Development Ordinance (IDO) to construct three single-family residences. The subject property is located at 1861, 77, and 83 Lancashire Way and is described as Assessor Parcel Nos. 272-750-25, 26 and 27. The R-1-5000 zoned site is within the Rancho Bernardo Community Plan.

(Case-87-2268 (Accelerated) District-1.)

Adoption of a Resolution granting or denying the variance request for Case-87-2268 with appropriate findings to support Council action.

FILE LOCATION: ZONE IDO Variance Case-87-2268

COUNCIL ACTION: (Tape location: B385-C069.)

Hearing began at 3:32 p.m. and halted at 3:49 p.m.

Testimony in favor by Ross Felber.

MOTION BY WOLFSHEIMER TO DENY VARIANCE WITH THE FINDINGS THAT THERE ARE NO MORE PERMITS IN THE AREA AND THAT THE APPLICANT DID NOT PROVE HARDSHIP. Second by Filner. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

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ITEM-604: (R-88- ) DENIED THE VARIANCE

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#### VIA DE LA VALLE COMMUNITY

Matter of a variance request from the Interim Development Ordinance (IDO) to construct a 29 unit project (Alta Del Mar) (which includes proposed units and any existing units to remain). The subject property is located at Via de la Valle south of Vista de la Tierra and east of Via Campestre and is described as Assessor's Parcel Nos. 298-300-03, 04, and 05. The R1-15,000 zoned site is within the Via de la Valle Specific Plan area.

(Case-87-4043 (Non-accelerated) District-1.)

Adoption of a Resolution granting or denying the variance request for Case-87-4043 with appropriate findings to support Council action.

FILE LOCATION: ZONE IDO Variance Case-87-4043

COUNCIL ACTION: (Tape location: C069-359.)

Hearing began at 3:49 p.m. and halted at 4:11 p.m.

Testimony in favor by Irv Okivita and Allen Hayuie.

Testimony in opposition by Don Countryman and Chuck Teklinski.

MOTION BY WOLFSHEIMER TO DENY THE VARIANCE. Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-not present, Henderson-not present, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

(Resolution number originally assigned. See Dummy Resolution Number R-270283 for further explanation.)

ITEM-605: (R-88-1929) ADOPTED AS RESOLUTION R-270284  
GRANTING THE VARIANCE

19880204

#### OCEAN BEACH COMMUNITY

Matter of a variance request from the Interim Development Ordinance (IDO) to construct a 9 unit project (includes proposed units and any existing units). The subject property is located at 4694 West Point Loma Boulevard and is described as Lots 27, 28, 29 and 30, Block 28, Ocean Beach Park Annex according to Map-1217. The R-1750 zoned site is within the Ocean Beach Community Plan area.

(Case-87-2209 (Non-accelerated) District-2.)

Adoption of a Resolution granting or denying the variance request for Case-87-2209 with appropriate findings to support Council action.

FILE LOCATION: ZONE IDO Variance Case-87-2209

COUNCIL ACTION: (Tape location: C358-649.)

Hearing began at 4:11 p.m. and halted at 4:27 p.m.

Testimony in favor by Ed Perry.

MOTION BY ROBERTS TO GRANT THE VARIANCE. Second by McColl.

Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-not present, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

Feb-4-1988

ITEM-606: (R-88- ) CONTINUED TO MARCH 8, 1988 AT  
2:00 P.M.

#### UPTOWN COMMUNITY

Matter of a variance request from the Interim Development Ordinance (IDO) to construct a 24 unit project. The subject property is located at 3987 - 4007 Richmond Avenue and is described as Lots 15-20, Block 184, University Heights. The R-600 zoned site is within the Uptown Community Plan area. (Case-87-2020 (Non-accelerated) (District-2.)

Adoption of a Resolution granting or denying the variance request for Case-87-2020 with appropriate findings to support Council action.

FILE LOCATION: ZONE IDO Variance Case-87-2020

COUNCIL ACTION: (Tape location: A169-485.)

MOTION BY ROBERTS TO CONTINUE TO MARCH 8, 1988 AT THE REQUEST OF CHARLES GILL TO ALLOW THE COMMUNITY PLANNING GROUP TIME TO REVIEW THE REQUEST. Second by Henderson. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-nay, Mayor O'Connor-yea.

Feb-4-1988

ITEM-607: CONTINUED TO APRIL 5, 1988 AT 2:00 P.M.

#### MIRA MESA COMMUNITY

Matters of the following variance requests from the Interim Development Ordinance (IDO):

- a) A variance request from the Interim Development Ordinance (IDO) to construct a 277 unit project (includes proposed units and any existing units). The subject property is located on the west side of Camino Ruiz between Los Sabalos and Penasquitos Canyon and is described as portions of Sections 24, 25 and 26, Township 14 South, Range 3 West, SBBM. The R1-5000 zoned site is within the Mira Mesa Community Plan area. (Case-87-2101 (Non-accelerated) (District-5.)

b) A variance request from the Interim Development Ordinance (IDO) to construct a 579 unit project. The subject property is located west of Montongo Street, north of Mira Mesa Boulevard and is described as Sections 26 and 35, Township 14 South, Range 3 West, SBBM and Canyon Country Map Nos. 10581, 10786, 10316, 10976 and 10967. The A1-10 and R1-5000 zoned site is within the Mira Mesa Community Plan area.  
(Case-87-4012 (Non-accelerated) (District-5.)

Subitem-A: (R-88- )  
Adoption of a Resolution granting or denying the variance request for Case-87-2101 with appropriate findings to support Council action.

Subitem-B: (R-88- )  
Adoption of a Resolution granting or denying the variance request for Case-87-4012 with appropriate findings to support Council action.

FILE LOCATION:

Subitem-A - ZONE IDO Variance Case-87-2101

Subitem-B - ZONE IDO Variance Case-87-4012  
COUNCIL ACTION: (Tape location: A169-485.)  
MOTION BY STRUIKSMA TO CONTINUE TO APRIL 5, 1988 TO ALLOW THE MIRA MESA PLANNING GROUP TIME TO REVIEW THE REQUEST. Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

Feb-4-1988

ITEM-608: (R-88- ) CONTINUED TO FEBRUARY 16, 1988 AT  
2:00 P.M.

CLAIREMONT COMMUNITY

Matter of a variance request from the Interim Development Ordinance (IDO) to construct a 3 unit project (includes proposed units and existing units). The subject property is located on Ticonderoga Street and is described as a portion of Lot 21, Eureka Lemon Tract according to Map-753. The R1-5000 zoned site is within the Clairemont Community Plan area.



(Case-87-4003 (Accelerated) (District-6.)

Adoption of a Resolution granting or denying the variance request for Case-87-4003 with appropriate findings to support Council action.

FILE LOCATION: ZONE IDO Variance Case-87-4003

COUNCIL ACTION: (Tape location: A169-485.)

MOTION BY HENDERSON TO CONTINUE TO FEBRUARY 16, 1988 TO ALLOW HIM TIME TO MEET WITH THE CLAIREMONT MESA PLANNING COMMITTEE TO OBTAIN MORE INFORMATION. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-nay, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-nay, Mayor O'Connor-yea.

Feb-4-1988

ITEM-609: CONTINUED TO APRIL 12, 1988 AT 10:00 A.M.

#### PACIFIC BEACH

Matters of the following variance requests from the Interim Development Ordinance (IDO):

a) A variance request from the Interim Development Ordinance (IDO) to construct a 3 unit project (includes proposed units and any existing units). The subject property is located at 3776 Jewell Street and is described as Lots 41 and 42 of Block 35 according to Maps 895 and 894. The R-1500 zoned site is within the Pacific Beach Community Plan area.

(Case-87-3005 (Accelerated) (District-6.)

b) A variance request from the Interim Development Ordinance (IDO) to construct a 4 unit project (includes proposed units and any existing units). The subject property is located at 1672 Missouri Street and is described as Lot 12, Block A, Kendricks Addition, Map-1873. The R-1500 zoned site is within the Pacific Beach Community Plan area.

(Case-87-2004 (Accelerated) (District-6.)

c) A variance request from the Interim Development Ordinance (IDO) to construct an 8 unit project (includes proposed units and any existing units). The subject property is located at 1931 and 1939 Chalcedony Street and is described as Assessor Parcel Nos. 416-451-05 and 06. The R-1500 zoned site is within the Pacific Beach Community Plan area.

(Case-87-4011 (Non-accelerated) (District-6.)

Subitem-A: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-3005 with appropriate findings to support Council action.

Subitem-B: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-2004 with appropriate findings to support Council action.

Subitem-C: (R-88- )

Adoption of a Resolution granting or denying the variance request for Case-87-4011 with appropriate findings to support Council action.

FILE LOCATION:

Subitem-A - ZONE IDO Variance Case-87-3005

Subitem-B - ZONE IDO Variance Case-87-2004

Subitem-C - ZONE IDO Variance Case-87-4011

COUNCIL ACTION: (Tape location: A169-485.)

MOTION BY HENDERSON TO CONTINUE TO APRIL 12, 1988 TO SEND MATTER BACK TO THE COMMUNITY PLANNING GROUP FOR REVIEW.

Second by Roberts. Passed by the following vote:

Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

ITEM-610:

#### STATE UNIVERSITY COMMUNITY

Matters of the following variance requests from the Interim Development Ordinance (IDO):

- a) A variance request from the Interim Development Ordinance (IDO) to construct a 9 unit project (includes proposed units and any existing units). The subject property is located at 4563 54th Street and is described as Lot 15 of Map-2401; a portion of 54th Street Closed; and a portion of Lot 11, Map-732. The R-600 and R1-5000 zoned site is within the State University Community Plan area. (Case-87-2044 (Non-accelerated) (District-7.))
- b) A variance request from the Interim Development Ordinance (IDO) to construct a 25 unit project (includes proposed

units and any existing units). The subject property is located at 4525 55th Street and is described as Lot 13, and the south half of Lot 14, Block B, Redland Gardens, Map-1751. The R-600 zoned site is within the State University Community Plan area.  
(Case-87-2016 (Non-accelerated) (District-7.)

19880204

Subitem-A: (R-88-1937) ADOPTED AS RESOLUTION R-270285  
DENYING THE VARIANCE  
Adoption of a Resolution granting or denying the variance request for Case-87-2044 with appropriate findings to support Council action.

Subitem-B: (R-88-1938) ADOPTED AS RESOLUTION R-270286  
DENYING THE VARIANCE  
Adoption of a Resolution granting or denying the variance request for Case-87-2016 with appropriate findings to support Council action.

FILE LOCATION:

Subitem-A - ZONE IDO Variance Case-87-2044

Subitem-B - ZONE IDO Variance Case-87-2016  
COUNCIL ACTION: (Tape location: D038-159.)  
Hearing began at 4:27 p.m. and halted at 4:38 p.m.  
Testimony in favor by Charles Gill.  
MOTION BY McCARTY TO DENY THE VARIANCE. Second by McColl.  
Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor O'Connor at 4:38 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: D159).